

MANASOTA/SANDPIPER KEY ARCHITECTURAL COMMITTEE



DATE: February 2, 2007

RE: Variance Petition for Bruce Bermel Condominiums

PROJECT: Sole on the Bay

ADDRESS: 2625 N. Beach Road, Englewood, FL 34223

The Manasota/Sandpiper Key Architectural Committee has reviewed the application with the following comments.

Request for eighteen (18) foot wide driveway variance recommendation is denied.

- Driveway does not comply with Sec. 3-9-90(d) (e) (7) of the Charlotte County Code

- Driveway does not comply with NEPA minimum recommendations for height

Request for covered five (5) foot ADA walkway variance recommendation is denied.

- ADA parking spaces are not required Sec. 3-9-90 (f) (3)

- Parking space size is not in accordance with Sec. 3-9-90 (f) (1)

- Owner occupied building does not include a licensed handicapped person

- Other buildings unsold, licensed handicapped person has not requested covered walkway.

- Handicapped walkways were not provided to road, mailbox or pool

- Dock is not handicapped accessible

- Walkway and covering invades the ten (10) foot setback, Sec. 3-9-53 (a) and Sec. 3-9-53 (12) (D).

Assumption/interpretation of no variance required for four (4) foot eight (8) inch overhangs and five (5) foot walk coverings is recommended denied. The committee refers to Sec.3-9-53 (e), (a), f (5), k (8), (N), Sec. 2 (D), o (3) (ii), o (3) (iii) L (i) as the intent of the Overlay.

Mr. Berntsson has committed this project to be reviewed by DRC. The committee concurs and recommends a DRC review.

This project will be required to return to the Architectural Committee with a complete set of building plans; a signed and sealed engineering plan, signed and sealed site plan, outside lighting plan and a signed and sealed storm water plan before the DRC review.

The Architectural Committee recommends denial of this project's variances and interpretations.

The Advisory committee recommended denial of this project's variances and interpretations on February 7, 2007.

The applicant is advised that the Architectural Committees site review is cursory, additional reviews may be required by Charlotte County, state and federal agencies.

Thank you for giving the Manasota and Sandpiper Key Architectural Committee and opportunity to review this proposed project. If there are any questions please contact BJ Galberaith at (941)475-5997.